



# महाराष्ट्र शासन राजपत्र

## असाधारण

### प्राधिकृत प्रकाशन

वर्ष ४, अंक ६७ ]

गुरुवार, नोवेंबर २९, २०१८/अग्रहायण ८, शके १९४०

[पृष्ठे ९, किंमत : रुपये १८.००

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत.

### भाग एक-अ—नागपूर विभागीय पुरवणी

(भाग चार-ब मध्ये प्रसिद्ध करण्यात आलेले आहेत त्यांव्यतिरिक्त) केवळ नागपूर विभागाशी संबंधित असलेले महाराष्ट्र जिल्हा परिषदा व पंचायत समित्या, ग्रामपंचायती, नगरपालिका बरो, जिल्हा नगरपालिका, प्राथमिक शिक्षण व स्थानिक निधी लेखापरीक्षा अधिनियम या अन्वये काढण्यात आलेले आदेश व अधिसूचना.

भाग १-अ (असा.) (ना. वि. पु.) म. शा. रा., अ. क्र. २२४.

#### नगर विकास विभाग

मंत्रालय, मुंबई-४०० ०३२, दिनांक १९ नोवेंबर, २०१८.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.

क्रमांक टिपीएस-२४१८-४७५-प्र.क्र. १३०-नवि-१-२०१८.—

ज्याअर्थी, नागपूर शहराची सुधारित विकास योजना (यात यापुढे “उक्त विकास योजना” असे संबोधले आहे), महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (सन १९६६ चा महा. ३७ वा) (यात यापुढे “उक्त अधिनियम” असे संबोधले आहे) चे कलम ३१(१) अन्वये शासन, नगर विकास विभाग अधिसूचना क्र. टिपीएस-२४९६-२६४३-प्र.क्र. ३००(अ)-१७-नवि-१, दिनांक ७ जानेवारी २००० अन्वये मंजूर झाली असून ती दिनांक १ मार्च, २००० पासून अंमलात आली आहे. तसेच नागपूर शहराची सुधारित विकास योजना विकास नियंत्रण नियमावली शासन अधिसूचना, नगर विकास विभाग क्र. टिपीएस-२४००-१६८४-प्र.क्र. २३५-२०१४-नवि-१, दिनांक ३१ मार्च, २००१ अन्वये मंजूर झाली असून ती दिनांक ९ एप्रिल, २००१ पासून अंमलात आली आहे. (यात यापुढे “उक्त विकास नियंत्रण नियमावली” असे संबोधले आहे);

आणि ज्याअर्थी, नागपूर शहराच्या उक्त विकास आराखड्यातील उक्त विकास नियंत्रण नियमावलीतील विनियम क्र. १४.२.१ मध्ये औद्योगिक विभागात गैर औद्योगिक वापर अनुज्ञेय करण्याकरिता शासन निर्णय क्र. टिपीएस-२४०६-४४१-प्र.क्र. ५४-२००६-नवि-१, दिनांक २० जुलै, २००७ व शासन निर्णय क्र. टिपीएस-२४१३-३८३-प्र.क्र. १७५-२०१३-नवि-१, दिनांक ३ ऑक्टोबर, २०१६ अन्वये मंजूर देण्यात आलेली आहे;

आणि ज्याअर्थी, नागपूर महानगरपालिकेने नियोजन प्राधिकरण म्हणून (यात यापुढे “उक्त नियोजन प्राधिकरण” असे संबोधले आहे) ठराव क्र. ८०, दिनांक २९ ऑगस्ट, २०१७ अन्वये नागपूर शहरातील औद्योगिक विभागातील उद्योग बंद पडल्यामुळे त्याठिकाणी इतर वापर अनुज्ञेय करण्यासाठी अडचणी येत असल्याने, औद्योगिक वापरासंबंधी उक्त विकास नियंत्रण नियमावलीतील नियम क्र. १४.२.१ (बी) मध्ये उक्त अधिनियमाच्या कलम ३७(१) अन्वये फेरबदल प्रस्तावित करून व त्या संबंधाने आवश्यक वैधानिक कार्यवाही करून फेरबदलाचा प्रस्ताव शासनास मंजूरीसाठी सादर केलेला आहे (यात यापुढे “उक्त फेरबदल” असे संबोधले आहे);

आणि ज्याअर्थी, आवश्यक त्या चौकशीनंतर व संचालक नगररचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर प्रस्तावित फेरबदल काढी बदलासह मान्य करावा, असे राज्य शासनाचे मत झाले आहे;

त्याअर्थी, आता, उक्त अधिनियमाचे कलम ३७(२) अन्वये व त्या अनुषंगाने असलेल्या इतर अधिकारांचा वापर करून उक्त विकास योजनेतील, प्रस्तावित फेरबदलास शासन सोबतच्या अनुसूचीमध्ये ‘अ’ प्रमाणे मान्यता देत आहे आणि त्यासाठी उक्त विकास योजना मंजुरीची अधिसूचना सुधारीत करण्यात येत आहे :-

उक्त विकास योजना मंजूरीच्या अधिसूचनेच्या फेरबदल सूचीतील शेवटच्या नोंदीनंतर सोबतच्या “अनुसूची अ” मध्ये नमूद केल्यानुसार नव्या नोंदीचा समावेश करण्यात येत आहे :-

### SCHEDULE- ‘A’

(Appended with the Government Notification No. TPS-2418-475-CR130-2018-UD-9, dated the 19th November, 2018)

Sr. No.	Regulation No.	Provisions in Sanctioned DCR	Proposed Modification Under Section 37(I) of MR & TP Act, 1966 to be including in Sanctioned Development Control Regulations 2000 for Nagpur City by Municipal Corporation, Nagpur	Modification Sanctioned under Section 37(2) of MRTP Act, 1966
(1)	(2)	(3)	(4)	(5)
1	14.2.1(b)	With the previous approval of the Commissioner/Chairman of NIT any open land lands or closed Industrial unit/units on such land in the Industrial Zone may be permitted to be utilized for all the users permissible in the Residential Zone with permissible FSI in Residential Zone. Subject to payment of premium to be paid equal to 20% of the rate of Developed lands as given in the Annual Statement of Rates published by IGR every year. However FSI of minimum 25% of such permissible total FSI shall be utilized towards Commercial users.  of open land or 5% built up space in the proposed construction at appropriate loca	With the previous approval of the Commissioner/Chairman of NIT any open land/lands or closed Industrial unit/units on such land in the Industrial Zone may be permitted.  (i) to be utilized for all the users permissible in the Commercial Zone with permissible FSI in Commercial Zone. Subject to payment of premium to be paid for Residential &/or other non Commercial Use equal to 10% of the rate of Developed lands as given in the Annual Statement of Rates published by IGR every year.  For purely Commercial use payment of premium to be paid shall be 20% of the rate of Developed lands as given in the Annual Statement of Rates published by IGR every year.  (ii) Commercial use &/or mixed use shall be permissible only on the plot fronting on road having width 12.00 mtr. & above.  On the road width below 12.00 mtr. only residential use shall be permissible with FSI of Commercial zone for purely Residential use.	With the previous approval of the Commissioner/Chairman of NIT any open land or lands of closed Industrial unit/units on such land in the Industrial Zone (Excluding the leased out Plots by NIT/NMC) may be permitted to be utilized for all the users permissible in the Residential Zone with permissible FSI in Residential Zone. Subject to payment of premium to be paid equal to 15% of the rate of Developed lands as given in the Annual Statement of Rates published by IGR every year.  However for the Industrial Plots leased out by Planning Authority (NIT/NMC) while granting I to R permission on these plots FSI of 2.5 for purely commercial use and 2.00 for Mix use shall be permissible subject to payment of premium at the rate of 15% for Residential and 20% for Commercial use. Premium charges shall be as per rate of Developed lands as given in the annual statement of Rate published by IGR every year.

SCHEDULE-‘A’-Contd.

(1)	(2)	(3)	(4)	(5)
2 14.2.1(b)	The Conversion of Industrial Zone to Residential Zone in respect of Zone in respect of closed industries shall not be permitted unless NOC from appropriate Labour Commissioner, Additional Labour Commissioner, Nagpur stating that all legal dues have been paid to the workers or Mumbai stating that all legal dues have been paid to the workers or satisfactory agreement between management and workers have been made, is obtained, Provided that where conversion has been permitted on the basis of this certificate, occupation certificate will be granted by Labour Commissioner. Provided that if within 30 days of the receipt of the application for NOC to the appropriate Labour Commissioner/ Additional Labour Commissioner, Nagpur fails to intimate in writing to the applicant who has given application for NOC, of this refusal or sanctioned with such modification or direction, the NOC shall be deemed to have been granted.	The Conversion of Industrial Zone to Residential Zone or Commercial Zone in respect of closed industries shall not be permitted unless NOC from appropriate Labour Commissioner Maharashtra State, Mumbai stating that all legal dues have been paid to the workers or satisfactory agreement between management and workers have been made, is obtained, Provided that where conversion has been permitted on the basis of this certificate, occupation certificate will be granted by Labour Commissioner. Provided that if within 30 days of the receipt of the application for NOC to the appropriate Labour Commissioner/ Additional Labour Commissioner, Nagpur fails to intimate in writing to the applicant who has given application for NOC, of this refusal or sanctioned with such modification or direction, the NOC shall be deemed to have been granted.	The Conversion of Industrial Zone to Residential Zone in respect of closed industries shall not be permitted unless NOC from appropriate Labour Commissioner Maharashtra State, Mumbai stating that all legal dues have been paid to the workers or satisfactory agreement between management and workers have been made, is obtained, Provided that where conversion has been permitted on the basis of this certificate, occupation certificate will be granted by Labour Commissioner. Provided that if within 30 days of the receipt of the application for NOC to the appropriate Labour Commissioner/ Additional Labour Commissioner, Nagpur fails to intimate in writing to the applicant who has given application for NOC, of this refusal or sanctioned with such modification or direction, the NOC shall be deemed to have been granted.	
3 14.2.1(b)(i)	The layout or sub-division of such land admeasuring up to 2.00 Ha. Shall be approved by the Commis- sioner, who will ensure that 10% land for public utilities and 10% land for public utili- ties and amenities like Electric Sub-Station, Bus Station and such other amenities as Station, Sub-Post Office, as may be consider necessary, will be provided there in. These area will be provided there in. These area will be in addition to the Recreational space as required to be provided there in. These provided under these regulation. area will be in addition to the Recreational space as required to be provided there in. These provided under these regulation. Planning Authority prior to the Sanctioned of these modifications.	The layout or sub-division having area more than 0.20 Ha. and less than 2.00 Ha. shall be approved by the Commis- sioner, who will ensure that 10% land for public utilities and 10% land for public utili- ties and amenities like Electric Sub-Station, Bus Station, Sub-Post Office, Police Station, Sub-Post Office, Police out Electric Sub Station, Bus out post and such other amenities as Station, Sub-Post Office, as may be consider necessary, will be provided there in. These area will be provided there in. These area will be in addition to the Recreational space as required to be provided there in. These provided under these regulation. area will be in addition to the Recreational space as required to be provided there in. These provided under these regulation. Planning Authority prior to the Sanctioned of these modifications.	The layout or sub-division of such land admeasuring up to 2.00 Ha. shall be approved by the Commis- sioner, who will ensure that 10% land for public utilities and amenities like Electric Sub-Station, Bus Station, Sub-Post Office, Police Station, Sub-Post Office, Police out Electric Sub Station, Bus out post and such other amenities as Station, Sub-Post Office, as may be consider necessary, will be provided there in. These area will be provided there in. These area will be in addition to the Recreational space as required to be provided there in. These provided under these regulation. area will be in addition to the Recreational space as required to be provided there in. These provided under these regulation. Planning Authority prior to the Sanctioned of these modifications.	

### SCHEDULE-'A'-*Contd.*

(1)	(2)	(3)	(4)	(5)
4 14.2.1 (b) (vii)	Provision for public utilities and amenities shall be considered to be reserved in the Development Plan and transferable development rights as Regulation No. 29 or FSI development rights as of the same shall be available for Regulation No. 29 or FSI utilization on the remaining land. of the same shall be available for utilization on the remaining land.	Provision for public utilities and amenities shall be considered to be reservation in the Development Plan and transferable development rights as Regulation No. 29 or FSI utilization on the remaining land. (Even it is considered as deemed reservation, the Accommodation Reservation Policy shall not be applicable for such cases.)	Provision for public utilities and amenities shall be considered to be reservation in the Development Plan and transferable development rights as Regulation No. 29 or FSI utilization on the remaining land. (Even if it is considered as deemed reservation, the Accommodation Reservation Policy shall not be applicable for such cases.)	Provision for public utilities and amenities shall be considered to be reservation in the Development Plan and transferable development rights as Regulation No. 29 or FSI utilization on the remaining land. (Even if it is considered as deemed reservation, the Accommodation Reservation Policy shall not be applicable for such cases.)
5	(ii) Conversion from Industrial Zone to Residential/ Commercial use shall be applicable to the entire land holding and layout shall be approved for the entire land holding and not in part. Conversion holding and not in part. from Industrial Zone to Residential/ Conversion from Industrial Zone to Residential/ Commercial use shall be applicable to the part area of land holding subject to the condition that total area of the land holding shall be considered for deciding the percentage of land to be reserved for public amenity spaces, as per the said Regulations.	(ii) Conversion from Industrial Zone to Residential/Commercial use shall be applicable to the entire land holding and layout shall be approved for the entire land holding and not in part. Conversion holding and not in part. from Industrial Zone to Residential/ Conversion from Industrial Zone to Residential/ Commercial use shall be applicable to the part area of land holding subject to the condition that total area of the land holding shall be considered for deciding the percentage of land to be reserved for public amenity spaces, as per the said Regulations.	(ii) Conversion from Industrial Zone to Residential/Commercial use shall be applicable to the entire land holding and layout shall be approved for the entire land holding and not in part. Conversion holding and not in part. from Industrial Zone to Residential/ Conversion from Industrial Zone to Residential/ Commercial use shall be applicable to the part area of land holding subject to the condition that total area of the land holding shall be considered for deciding the percentage of land to be reserved for public amenity spaces, as per the said Regulations.	(ii) Conversion from Industrial Zone to Residential/Commercial use shall be applicable to the entire land holding and layout shall be approved for the entire land holding and not in part. Conversion holding and not in part. from Industrial Zone to Residential/ Conversion from Industrial Zone to Residential/ Commercial use shall be applicable to the part area of land holding subject to the condition that total area of the land holding shall be considered for deciding the percentage of land to be reserved for public amenity spaces, as per the said Regulations.
	With the special written permission of Municipal Commissioner, land having area up to 0.20 Hectare in size which are allocated for Industrial use may be permitted to be used for Residential purpose or any other permissible user in Residential Zone.	With the special written permission of Municipal Commissioner, land having area up to 0.20 Hectare in size which are allocated for Industrial use may be permitted to be used for Residential purpose or any other permissible user in Residential Zone.	With the special written permission of Municipal Commissioner, land having area up to 0.20 Hectare in size which are allocated for Industrial use may be permitted to be used for Residential purpose or any other permissible user in Residential Zone.	With the special written permission of Municipal Commissioner, land having area up to 0.20 Hectare in size which are allocated for Industrial use may be permitted to be used for Residential purpose or any other permissible user in Residential Zone.
	Provided that, in such case the owner/Developer shall require to provide either 10% amenity space in the form of open land or 5% built up space in the proposed construction at appropriate location preferably on ground floor.	Provided further that in case the layout or scheme is already	Provided that, in such case the owner/Developer shall require to provide either 10% amenity space in the form of open land or 5% built up space in the proposed construction at appropriate location preferably on ground floor.	Provided further that in case the layout or scheme is already

SCHEDULE-‘A’—Contd.

(1)	(2)	(3)	(4)	(5)
		of open land or 5% built up space in the proposed construction at appropriate location preferably on ground floor.	approved by Planning Authority in that case the above condition of 10% amenity space or 5% built up space shall not be insisted.	approved by Planning Authority in that case the above condition of 10% amenity space or 5% built up space shall not be insisted.
		In case of obnoxious Industries existing on the remaining part area of the land holding necessary segregation distance shall be provided. However, in case of plots having non-obnoxious user, no such segregating distance shall be provided. In case of development for Industrial use on the plot adjoined to the Residential/Commercial development, the necessary segregating distance from such existing Residential/Commercial development shall be observed.	In case of obnoxious Industries existing on the remaining part area of the land holding, necessary segregation distance shall be provided. However, in case of plots having non-obnoxious user, no such segregating distance shall be provided. In case of development for Industrial use on the plot adjoined to the Residential/Commercial development, the necessary segregating distance from such existing Residential/Commercial development shall be observed.	In case of obnoxious Industries existing on the remaining part area of the land holding, necessary segregation distance shall be provided. However, in case of plots having non-obnoxious user, no such segregating distance shall be provided. In case of development for Industrial use on the plot adjoined to the Residential/Commercial development, the necessary segregating distance from such existing Residential/Commercial development shall be observed.
6 Note (iii)		Out of the total area proposed to be utilized for residential development, 20% of the same shall be built for residential tenements having built up area upto 50 sq. mtrs.	Out of the total area proposed to be utilized for residential development, 20% of the same shall be built for residential tenements having built up area upto 80 sq. mtrs.	Out of the total area proposed to be utilized for residential development, 20% of the same shall be built for residential tenements having built up area upto 50 sq. mtrs.

सदर अधिसूचना शासनाच्या [www.maharashtra.gov.in](http://www.maharashtra.gov.in) या संकेत स्थळावर देखील उपलब्ध आहे.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

रा. शा. चौहान,  
कक्ष अधिकारी.

भाग १-अ (असा.) (ना. वि. पु.) म. शा. रा., अ. क्र. २२५.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated the 19<sup>th</sup> November, 2018.

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-2418-475-C.R.-130-UD-9-2018.—

Whereas, Revised Development Plan of Nagpur City has been sanctioned by the Government *vide* Urban Development Department’s Notification No. TPS-2496-2643-CR-300(A)-97-UD-9, dated 7<sup>th</sup> January, 2000 and has come into force with effect from the 1<sup>st</sup> March, 2000 (hereinafter referred to as “the said Development Plan”) under Section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinfter referred to as “the said Act”) and also the Development Control Rules for the area within the jurisdiction of Nagpur Municipal Corporation have been sanctioned by the Government *vide* Urban Development Department’s Notification No. TPS-2400-1684-CR-1952-2000-UD-9, Dated 31<sup>st</sup> March, 2001 and have come into force with effect from the 9<sup>th</sup> April, 2001 (hereinafter referred to as “the said DCR”);

And whereas, the Modification in respect of Non Industrial uses to be permitted in the Industrial Zone as per the Regulation No. 14.2.1 of the said DCR have been sanctioned by Government *vide* Notification No. TPS-2406-441-CR-54-2006-UD-9, Dated 20th July, 2007 & TPS-2413-383-CR-175-2013-UD-9, Dated 03rd October, 2016;

And whereas, the Nagpur Municipal Corporation being the Planning Authority (hereinafter referred to as. "the said Planning Authority") *vide* its Resolution No. 80, Dated 29th August, 2017 resolved to modify the Provision No. 14.2.1 (b) of the said DCR, considering that the Industries in the Industrial Zone of the Nagpur City are being closed down and it is difficult to allow other use on the said place. Accordingly after following all the legal procedure as per the provisions of Sub-section (I) of Section 37 of the said Act, submitted a modification proposal to the Government, for its sanction, (hereinafter reffered to as "the said Proposed Modification");

And whereas, after making necessary enquiries and consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of opinion that the said Modifications should be sanctioned with some changes;

Now therefore, in exercise of the power conferred on it under sub-section (2) of Section 37 of the said Act, the Government hereby, sanctions the said Proposed Modification as mentioned in the "Scheduled 'A' appended hereto and for that purpose amends the said Development Plan Notification as Follows.".—

"In the Schedule of Modifications appended to the Notification sanctioning the said Development Plan, as mentioned in the "Schedule 'A'" new entry shall be added after the last entry.—

#### SCHEDULE- 'A'

(Appended with the Government Notifiction No. TPS-2418-475-CR130-2018-UD-9, dated the 19th November, 2018)

Sr. No.	Regulation No.	Provisions in Sanctioned DCR	Proposed Modification Under Section 37(I) of MR & TP Act, 1966 to be including in Sanctioned Development Control Regulations 2000 for Nagpur City by Municipal Corporation, Nagpur	Modification Sanctioned under Section 37(2) of MRTP Act, 1966
(1)	(2)	(3)	(4)	(5)
1	14.2.1(b)	With the previous approval of the Commissioner/Chairman of NIT any open land lands or closed Industrial unit/units on such land in the Industrial Zone may be permitted to be utilized for all the users permissible in the Residential Zone with permissible FSI in Residential Zone. Subject to payment of premium to be paid equal to 20% of the rate of Developed lands as given in the Annual Statement of Rates published by IGR every year. However FSI of minimum 25% of such permissible total FSI shall be utilized towards Commercial users.	With the previous approval of the Commissioner/Chairman of NIT any open land/lands or closed Industrial unit/units on such land in the Industrial Zone may be permitted.  (i) to be utilized for all the users permissible in the Commercial Zone with permissible FSI in Commercial Zone. Subject to payment of premium to be paid for Residential &/or other non Commercial Use equal to 10% of the rate of Developed lands as given in the Annual Statement of Rates published by IGR every year.  For purely Commercial use payment of premium to be paid shall be 20% of the rate of Developed lands as given in the Annual Statement of Rates published by IGR every year.	With the previous approval of the Commissioner/Chairman of NIT any open land / lands or closed Industrial unit/units on such land in the Industrial Zone (Excluding the leased out Plots by NIT/NMC) may be permitted to be utilized for all the users permissible in the Residential Zone with permissible FSI in Residential Zone. Subject to payment of premium to be paid equal to 15% of the rate of Developed lands asgiven in the Annual Statement of Rates published by IGR every year.  However for the Industrial Plots leased out by Planning Authority (NIT/NMC) while granting I to R permission on these plots FSI of 2.5 for purely commercial use and 2.00 for Mix use shall be permissible

SCHEDULE-‘A’- *Contd.*

(1)	(2)	(3)	(4)	(5)
			<p>(ii) Commercial use &amp;/or mixed use shall be permissible only on the plot fronting on road having width 12.00 mtr. &amp; above.</p> <p>On the road width below 12.00 mtr. only residential use shall be permissible with FSI of Commercial zone for purely Residential use.</p>	<p>for Mix use shall be permissible subject to payment of premium at the rate of 15% for Residential and 20% for Commercial use. Premium charges shall be as per rate of Developed lands as given in the annual statement of Rate published by IGR every year.</p>
2	14.2.1(b)	The Conversion of Industrial Zone to Residential Zone in respect of closed industries shall not be permitted unless NOC from Labour Commissioner, Maharashtra State, Nagpur stating that all legal dues have been paid to the workers or satisfactory agreement between management and workers have to the workers or satisfactory agreement between workers have been made is that, where conversion has been management and workers obtained, Provided that, where conversion has been permitted on the basis of this have been made is obtained, conversion has been permitted on certificate, occupation certificate. Provided that where the basis of this conversion has been occupied certificate will not be granted by Labour Commissioner. this certificate, occupation is granted by appropriate Labour certificate will not be given by Labour Commissioner. Provided that if a no dues certificate is granted by Labour Commissioner.	<p>The Conversion of Industrial Zone to Residential Zone or Commercial Zone in respect of closed industries shall not be permitted unless NOC from appropriate Labour Commissioner/Additional Labour Commissioner, Mumbai stating that all legal dues have been paid to the workers or satisfactory agreement between management and workers have been made, is obtained, Provided that, where conversion has been permitted on the basis of this have been made is obtained, conversion has been permitted on certificate, occupation certificate. Provided that where the basis of this conversion has been occupied certificate will not be granted by Labour Commissioner. this certificate, occupation is granted by appropriate Labour certificate will not be given by Labour Commissioner. Provided that if a no dues certificate is granted by Labour Commissioner.</p> <p>Within 30 days of the receipt of the application for NOC to the appropriate Labour Commissioner/ Additional Labour Commissioner, Nagpur fails to intimate in writing to the applicant who has given application for NOC, of this refusal or sanctioned with such modification or direction, the NOC shall be deemed to have been granted.</p>	<p>The Conversion of Industrial Zone to Residential Zone in respect of closed industries shall not be permitted unless NOC from Labour Commissioner, Maharashtra State, Mumbai stating that all legal dues have been paid to the workers or satisfactory agreement between management and workers have been made, is obtained, Provided that, where conversion has been permitted on the basis of this have been made is obtained, conversion has been permitted on certificate, occupation certificate. Provided that where the basis of this conversion has been occupied certificate will not be granted by Labour Commissioner. this certificate, occupation is granted by appropriate Labour certificate will not be given by Labour Commissioner. Provided that if a no dues certificate is granted by Labour Commissioner.</p> <p>Within 30 days of the receipt of the application for NOC to the appropriate Labour Commissioner/ Additional Labour Commissioner, Nagpur fails to intimate in writing to the applicant who has given application for NOC, of this refusal or sanctioned with such modification or direction, the NOC shall be deemed to have been granted.</p>

SCHEDULE-‘A’-Contd.

(1)	(2)	(3)	(4)	(5)
3	14.2.1(b)(i)	The layout or sub-division of such land admeasuring up to 2.00 Ha. shall be approved by the Commissioner, who will ensure that 10% land for public utilities and amenities like Electric Sub-Station, Bus Station, Sub-Post Office, Police out post and such other amenities as may be consider necessary, will be provided there in. <i>These area will be in addition to the recreational space as required to be provided under these regulation.</i>	The layout or sub-division having area more than 0.20 Ha. and less than 0.20 Ha. shall be approved by the Commissioner, who will ensure that 10% land for public utilities and amenities like Electric Sub-Station, Bus Station, Sub-Post Office, Police out post and such other amenities as may be consider necessary, will be provided there in. <i>These area will be in addition to the recreational space as required to be provided under these regulation.</i>	The layout or sub-division of such land admeasuring up to 2.00 Ha. shall be approved by the Commissioner, who will ensure that 10% land for public utilities and amenities like Electric Sub-Station, Bus Station, Sub-Post Office, Police out post and such other amenities as may be consider necessary, will be provided there in. These area will be in addition to the Recreational space as required to be provided under these regulations. Provided this provision shall not be applicable where the layout has already been approved by the Planning Authority prior to the Sanctioned of these modifications.
4	14.2.1 (b)(vii)	Provision for public utilities and amenities shall be considered to be reservation in the Development Plan and transferable development rights as Regulation No. 29 or FSI of the same shall be available for Regulation No. 29 or FSI utilization on the remaining land. of the same shall be available for utilization on the remaining land.	Provision for public utilities and amenities shall be considered to be reservation in the Development Plan and transferable development rights as Regulation No. 29 or FSI of the same shall be available for utilization on the remaining land. (Even it is considered as deemed reservation, the accommodation Reservation Policy shall not be applicable for such cases.)	Provision for public utilities and amenities shall be considered to be reservation in the Development Plan and transferable development rights as Regulation No. 29 or FSI of the same shall be available for utilization on the remaining land. (Even if it is considered as deemed reservation, the accommodation Reservation Policy shall not be applicable for such cases.)
5	(ii)	Conversion from Industrial Zone to Residential/ Commercial use shall be applicable to the entire land holding and layout shall be approved for the entire land holding and not in part. Conversion from Industrial Zone to Residential/ Commercial use shall be applicable to the part area of land holding subject to the condition that total area of the land holding shall be considered for deciding the percentage of land to be reserved for public amenity spaces, as per the said Regulations.	Conversion from Industrial Zone to Residential/Commercial use shall be applicable to the entire land holding and layout shall be approved for the entire land holding and not in part. Conversion from Industrial Zone to Residential/ Commercial use shall be applicable to the part area of land holding subject to the condition that total area of the land holding shall be considered for deciding the percentage of land to be reserved for public amenity spaces, as per the said Regulations.	Conversion from Industrial Zone to Residential/Commercial use shall be applicable to the entire land holding and layout shall be approved for the entire land holding and not in part. Conversion from Industrial Zone to Residential/ Commercial use shall be applicable to the part area of land holding subject to the condition that total area of the land holding shall be considered for deciding the percentage of land to be reserved for public amenity spaces, as per the said Regulations.

SCHEDULE-‘A’- *Contd.*

(1)	(2)	(3)	(4)	(5)
		With the special written permission of Municipal Commissioner, land having area up to 0.20 Hectar in size which are allocated for Industrial use may be permitted to be used for Residential purpose or any other permissible user in Residential Zone. Provided that, in such case the owner/Developer shall require to provide either 10% amenity space in the form of open land or 5% built up space in the proposed construction at appropriate location preferably on ground floor.	With the special written permission of Municipal Commissioner, land having area up to 0.20 Hectar in size which are allocated for Industrial use may be permitted to be used for Residential purpose or any other permissible user in Residential Zone.	With the special written permission of Municipal Commissioner, land having area up to 0.20 Hectar in size which are allocated for Industrial use may be permitted to be used for Residential purpose or any other permissible user in Residential Zone.
		In case of obnoxious Industries existing on the remaining part area of the land holding necessary segregation distance shall be provided. However, in case of plots having non-obnoxious user, no such segregating distance shall be provided. In case of development for Industrial use on the plot adjoin to the Residential/Commercial development, the necessary segregating distance from such existing Residential/Commercial development shall be observed.	Provided that, in such case the owner/Developer shall require to provide either 10% amenity space in the form of open land or 5% built up space in the proposed construction at appropriate location preferably on ground floor.	Provided that, in such case the owner/Developer shall require to provide either 10% amenity space in the form of open land or 5% built up space in the proposed construction at appropriate location preferably on ground floor.
		However, in case of plots having non-obnoxious user, no such segregating distance shall be provided. In case of development for Industrial use on the plot adjoin to the Residential/Commercial development, the necessary segregating distance from such existing Residential/Commercial development shall be observed.	Provided further that in case the layout or scheme is already approved by Planning Authority in that case the above condition of 10% amenity space or 5% built up space shall not be insisted.	Provided further that in case the layout or scheme is already approved by Planning Authority in that case the above condition of 10% amenity space or 5% built up space shall not be insisted.
6 Note (iii)		Out of the total area proposed to be utilized for residential development, 20% of the same shall be built for residential tenements having built up area upto 50 sq. mtrs.	In case of obnoxious Industries existing on the remaining part area of the land holding necessary segregation distance shall be provided.	In case of obnoxious Industries existing on the remaining part area of the land holding necessary segregation distance shall be provided.
		Out of the total area proposed to be utilized for residential development, 20% of the same shall be built for residential tenements having built up area upto 80 sq. mtrs.	However, in case of plots having non-obnoxious user, no such segregating distance shall be provided. In case of development for Industrial use on the plot adjoin to the Residential/Commercial development, the necessary segregating distance from such existing Residential/Commercial development shall be observed.	However, in case of plots having non-obnoxious user, no such segregating distance shall be provided. In case of development for Industrial use on the plot adjoin to the Residential/Commercial development, the necessary segregating distance from such existing Residential/Commercial development shall be observed.
		Out of the total area proposed to be utilized for residential development, 20% of the same shall be built for residential tenements having built up area upto 50 sq. mtrs.	Out of the total area proposed to be utilized for residential development, 20% of the same shall be built for residential tenements having built up area upto 80 sq. mtrs.	Out of the total area proposed to be utilized for residential development, 20% of the same shall be built for residential tenements having built up area upto 50 sq. mtrs.

This Notification shall also be available on the Government web site [www.maharashtra.gov.in](http://www.maharashtra.gov.in)

By order and in the name of the Governor of Maharashtra,

R. S. CHOUHAN,  
Section Officer.

ना.-एक-अ-३ (१८७७).